



Honorable Laurel E. Davis
United States Bankruptcy Judge



Entered on Docket
June 01, 2016

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Attorneys for *Movant/Secured Creditor* U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-8

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

JOAN ZITA GRIHALVA aka VALERIE J.
GRIHALVA,

Debtor.

Bankruptcy Case No. 16-11207-led
Chapter 7

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN
INTEREST TO LASALLE BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR LEHMAN XS TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-8'S
ORDER TERMINATING AUTOMATIC
STAY RE: REAL PROPERTY
LOCATED AT 3222 EAST VIKING
ROAD, LAS VEGAS, NEVADA 89121**

Hearing:

Date: May 31, 2016

Time: 1:30 p.m.

1 A hearing on Movant/Secured Creditor U.S. BANK NATIONAL ASSOCIATION, AS
2 TRUSTEE, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION,
3 AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES,
4 SERIES 2006-8's Motion for Relief From the Automatic Stay came on regularly for hearing in
5 the United States Bankruptcy Court before the Honorable Laurel E. Davis, Stacy H. Rubin
6 appearing on behalf of Secured Creditor. There were no other appearances and no opposition
7 filed to the relief sought.

8 The court having duly considered the papers and pleadings on file herein and being fully
9 advised thereon and finding cause therefor:

10 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

11 The automatic stay of 11 United States Code section 362 is hereby immediately
12 terminated as it applies to the enforcement by Movant of all of its rights in the real property
13 under the Note and Deed of Trust encumbering the real property commonly known as 3222 East
14 Viking Road, Las Vegas, Nevada 89121 ("Real Property"), which is legally described as:

15 THAT PORTION OF THE NORTHEAST
16 QUARTER (NE 1/4) OF THE SOUTHEAST
17 QUARTER (SE 1/4) OF SECTION 13,
18 TOWNSHIP 21 SOUTH, RANGE 61 EAST,
19 M.D.B.&M., DESCRIBED AS FOLLOWS: LOT
ONE (1) AS SHOWN BY MAP THEREOF IN
FILE 14 OF PARCEL MAPS, PAGE 69, IN THE
OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or its
21 foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale of
22 the Real Property to the Debtor at the address for the Real Property at least 5 calendar days prior
23 to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at least 5
24 calendar days' advance notice of the time, date and place of the foreclosure sale of the Real
25 Property in compliance with the notice requirements set forth in Chapter 107 of Nevada Revised
26 Statutes, those notices shall be sufficient to satisfy the requirement of this Court to provide 5
27 days' notice to the Debtor.

28 /././

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may offer and provide Debtor with information re: a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this bankruptcy case.

APPROVED/DISAPPROVED

APPROVED/DISAPPROVED

APPROVED/DISAPPROVED

JOAN ZITA GRIHALVA
DEBTOR

DAVID M. CROSBY
DEBTOR'S ATTORNEY

LENARD E. SCHWARTZER
TRUSTEE

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ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

☐ The court has waived the requirement set forth in LR 9021(b)(1).

☐ No party appeared at the hearing or filed an objection to the motion.

☐ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved. - Debtor(s) Attorney/Trustee

☐ Disapproved. - Debtor(s) Attorney/Trustee

☐ Failed to respond. - Debtor(s) Attorney/Trustee

☒ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

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Respectfully submitted,

ALDRIDGE PITE, LLP

Dated: June 1, 2016

/s/ Stacy H. Rubin (SBN 9298)

STACY H. RUBIN

Attorneys for *Movant/Secured Creditor* U.S.
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